

083.0

0009

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
855,300 / 855,300  
855,300 / 855,300  
855,300 / 855,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
41-43		NEWLAND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ANASTAS JOHN J	
Owner 2: ANASTAS JEAN M MACFARLAND	
Owner 3:	

Street 1: 43 NEWLAND RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: ANASTAS JEAN M MACFARLANE -
Owner 2: -

Street 1: 43 NEWLAND RD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:
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## NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2727 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)						
Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
104	Two Family		4581	Sq. Ft.	Site	0

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4581.000	463,800	1,300	390,200	855,300		52686
							GIS Ref
							GIS Ref
							Insp Date
							09/05/18

PREVIOUS ASSESSMENT									Parcel ID	083.0-0009-0010.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	463,800	1300	4,581.	390,200	855,300		Year end	12/23/2021	
2021	104	FV	442,200	1300	4,581.	390,200	833,700		Year End Roll	12/10/2020	
2020	104	FV	442,200	1300	4,581.	390,200	833,700		Year End Roll	12/18/2019	
2019	104	FV	339,100	1300	4,581.	384,600	725,000	725,000	Year End Roll	1/3/2019	
2018	104	FV	334,000	0	4,581.	295,400	629,400	629,400	Year End Roll	12/20/2017	
2017	104	FV	312,800	0	4,581.	278,700	591,500	591,500	Year End Roll	1/3/2017	
2016	104	FV	312,800	0	4,581.	256,400	569,200	569,200	Year End	1/4/2016	
2015	104	FV	277,700	0	4,581.	239,700	517,400	517,400	Year End Roll	12/11/2014	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
ANASTAS JEAN M	72246-520		2/20/2019	Convenience		1	No	No		
MACFARLANE ANAS	71815-164		10/30/2018	Convenience		1	No	No		
MAC FARLANE NOR	40397-520		8/11/2003	Family		1	No	No	Nora J MacFarlane d.o.d. 3/4/2014 BK 65596 PG	
	14827-522		12/1/1982			No	No	N		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/19/2017	1219	Porch	40,000						9/5/2018	Inspected	BS	Barbara S
3/2/2004	120	Siding	16,000	C		G6	GR FY06	NEW BMT WNDs	8/10/2018	MEAS&NOTICE	BS	Barbara S
5/12/2000	335	Porch	14,000	C				ENCLOSE 1ST FLOOR	11/26/2008	Meas/Inspect	355	PATRIOT
									3/12/2005	External Ins	BR	B Rossignol
									2/14/2005	Permit Visit	BR	B Rossignol
									2/18/2000	Inspected	276	PATRIOT
									1/13/2000	Mailer Sent		
									1/13/2000	Measured	163	PATRIOT
									9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4581	Sq. Ft.	Site	0	70.	1.22	6											390,201						390,200	



APPRAISED: 855,300 / 855,300  
USE VALUE: 855,300 / 855,300  
ASSESSED: 855,300 / 855,300



USER DEFINED

Prior Id # 1: 52686
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT
Date Time
12/30/21 04:34:35
LAST REV
Date Time
03/20/19 11:08:41
mmcmakin
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

